

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Bradley Swing, AICP

SUBJECT: Plat, P 6-5-02 Riverstone, Miller Legg & Associates, Inc./GL Homes of Davie, 4200 Shotgun Road/Generally located on the east side of Shotgun Road, approximately 700 feet north of Orange Drive.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS RIVERSTONE AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE (P 6-5-02 Riverstone, Miller Legg & Associates, Inc./GL Homes of Davie, 4200 Shotgun Road)

REPORT IN BRIEF: The applicant requests approval of the resolution for the proposed subdivision plat to be known as Riverstone. The subject site consists of approximately 13,426,128 square feet (308.221 acres) for the proposed development of 308 detached single family units. A 40-foot recreational trail easement, which includes a 10-foot landscape easement and a 28-foot canal maintenance easement, has been dedicated along the northern limit of the plat. A 30 to 60-foot recreational trail easement has been dedicated along the eastern limit of the plat. Parcels E and F, located along the western and southern limits of the plat, are 50 feet wide and dedicated to buffer and open space. A wetland area is provided along the eastern portion of the plat within lake easement 9.

The plat provides for a 100-foot access opening approximately one-third of a mile south of the north limits of the plat and two 50-foot temporary construction access openings with a non-vehicular access line along the remaining portion of the west limits of the plat.

PREVIOUS ACTIONS: None

CONCURRENCES: At the September 25, 2002, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve subject to the planning report (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Attachment(s): Plat, Resolution, Future Land Use Map, Subject Site, Zoning Map and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS RIVERSTONE AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie approved a boundary plat known as South Post Plat on November 15, 2000 with Resolution R 2000-264; and

WHEREAS, On October 3, 2001, Town Council approved a site development plan for Pasadena Homes at Imagination Farms West permitting the construction of 308 single family homes on 308.315 acres on the east side of Shotgun Road.

WHEREAS, the proposed plat of the subdivision to be known as the Riverstone has been approved by the Town Planning and Zoning Board on September 25, 2002,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the Riverstone is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2002.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2002.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent/ Council:</u>	
Name:	GL Homes of Davie Association IV, Ltd.	Name:	Gladys DiGirolamo, Project Mgr. Miller Legg & Associates, Inc.
Address:	1401 University Drive	Address:	1800 Douglas Road, Suite 200
City:	Coral Springs, FL 33071	City:	Pembroke Pines, FL 33024
Phone:	(954) 753-1730	Phone:	(954) 436-7000

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed subdivision plat to be known as Riverstone.

Affected District: District 4

Address/Location: 4200 Shotgun Road/Generally located on the east side of Shotgun Road, approximately 700 feet north of Orange Drive.

Future Land Use Plan Designation: Residential (1 DU/AC)

Existing Use: Vacant

Existing Zoning: E, Estate

Proposed Use: 308 detached single family units.

Parcel Size: 308.221 acres (13,426,128 square feet)

Surrounding Existing Use:

North: Single Family Residential
South: Vacant Land
East: Boy Scout Camp/Vista View Park
West: Vacant Land

Surrounding Future Land Use Plan Designation:

North: Residential (1 DU/AC)
South: Commercial
East: Recreation & Open Space
West: Residential (1 DU/AC)

Surrounding Zoning:

North: R-1, Estate Dwelling District
South: A-1, Agricultural District
East: RS, Recreation/Open Space District,
CR, Commercial Recreation District
West: A-1, Agricultural District
AG, Agricultural District

ZONING HISTORY

Related Zoning History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

On April 18, 2001, Town Council approved Ordinance No. 2001-22 to rezone the subject site from A-1, Agricultural District to E, Estate District, as stipulated in the 1995 Settlement Agreement.

Previous Requests on Same Property: On November 15, 2000, Town Council approved Resolution R 2000-264 for a boundary plat known as “South Post Plat”.

On October 3, 2001, Town Council approved a site development plan for Pasadena Homes at Imagination Farms West permitting the construction of 308 single family homes on 308.315 acres on the east side of Shotgun Road.

On June 5, 2002, Town Council approved a site plan modification to provide enhancements to the entry area for the Riverstone project subject to the provision of traffic calming measures.

APPLICATION DETAILS

The applicant's submission indicates the following:

1. The site area consists of approximately 13,426,128 square feet (308.221 acres) for the proposed development of 308 detached single family residential lots.
2. The plat provides for a 100-foot access opening approximately one-third of a mile south of the north limits of the plat and two 50-foot temporary construction access openings with a non-vehicular access line along the remaining portion of the west limits of the plat.
3. A 40-foot recreational trail easement, which includes a 10-foot landscape easement and a 28-foot canal maintenance easement, has been dedicated along the northern limit of the plat. A 30 to 60-foot recreational trail easement has been dedicated along the eastern limit of the plat.
4. Canal easement 1, located along the northern limit of the plat, includes a 30-foot drainage easement in Lot 1 and is surrounded by a 28-foot canal maintenance easement.
5. Parcels E and F, located along the western and southern limits of the plat, are 50 feet wide and dedicated to buffer and open space.
6. Lake easements 1-11 are each surrounded by a 28 to 30-foot lake maintenance easement.
7. Parcels R1, R2 and R3 are dedicated to the Riverstone Homeowners Association, Inc. for private recreational purposes. Parcel R2 is the north tot lot and Parcel R3 is the south tot lot.
8. A 20-foot boat ramp easement has been provided for lake easement 1, 2, 3, 4, 9, 10 and 11. A 20-foot lake access easement has been provided for lake easement 5, 6, 7 and 8.
9. A wetland area is provided along the eastern portion of the plat within lake easement 9.
10. A 5-foot sidewalk easement has been provided along the western limit of the plat on Shotgun Road except south of the entrance where the sidewalk falls within the Shotgun Road right-of-way.

11. The roadways internal to the plat are developed in accordance with the requirements of the Land Development Code, Section 12-338.

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

All agency comments have been satisfied.

APPLICABLE CODES AND ORDINANCES

Section 12-360(B)(1) of the Land Development Code, platting requirements.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The proposed plat is in Flexibility Zone 113..

Applicable Goals, Objectives & Policies: The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/ Findings of Fact

The proposed plat is generally consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

3. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
 4. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.
-

Planning and Zoning Board Recommendation

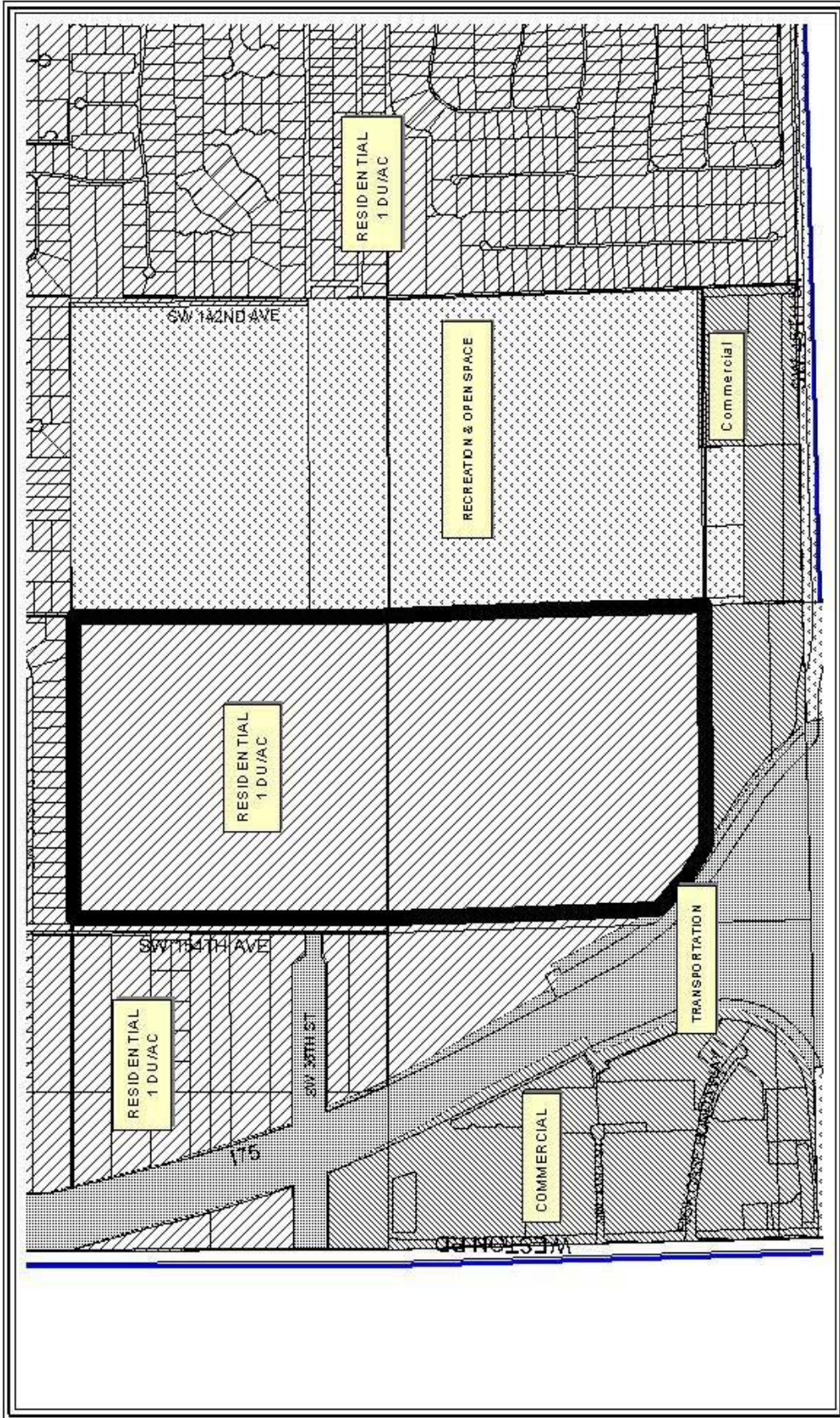
At the September 25, 2002, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve subject to the planning report (Motion carried 5-0).

Exhibits

1. Plat
2. Future Land Use Map
3. Subject Site, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



0.3 0 0.3 Miles

Planning & Zoning Division - GIS

PLAT **P 6-5-02** **Future Land Use Map**

Date Flown: 12/31/01



Planning & Zoning Division - GIS

**PLAT
P 6-5-02
Subject Site and Aerial Map**

Date Flown: 12/31/01